Town Hall 27 Jul 04

Housing Privatization Housing MILCON Base Projects

U.S. AIR FORCE

Why is AF Privatizing?

- To improve Quality of Life
- 59% of MFH (Air Force wide) below modern standards
- AF tasked to upgrade homes by FY 2007
- Cost to fix using MILCON: > $7B
- Time to fix w/current funding: 26 years
- Non-traditional approach to MFH revitalization required

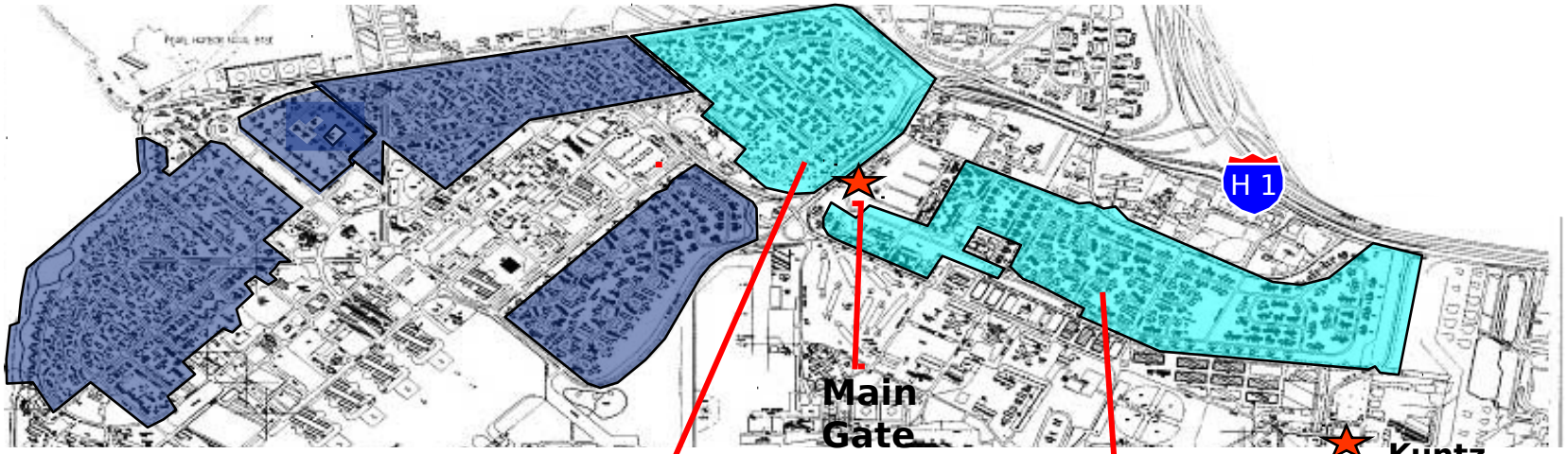
Why Privatize Hickam?

- 72% of Hickam MFH below modern standards
- Cost to fix Hickam MFH using MILCON: $390M
- Time to fix w/current funding: 14 yrs
- Privatization allows a private developer to attain the goal in less time and using fewer MILCON dollars, resulting in quicker boost to Quality of Life

Phase I Description

- **Privatization program designed to provide AF families with safe, affordable, well-maintained housing where they choose to live**
- **Hickam AFB will:**
  - **Convey 1,356 enlisted housing units for 50 years**
  - **Lease 238 acres of land to a developer for 50 years**
- **Developer will:**
  - **Own, revitalize, operate and maintain units for 50 years**
- **Residents will:**
  - **Pay rent by allotment equal to their Basic Allowance for Housing (BAH) at the With Dependent rate**

Phase I Project Area



Capehart – 548 Units
- **16 units: demolished**

New total = 532 units

Earhart – 808 Units
- **16 units: new construction**

New total = 824 units

Non-Privatized Housing

Proposed Privatized Housing

Gates

Total units privatized = 1,356

Status of Privatization Ph I

- Oct 03 – Actus Lend Lease selected as Private Developer and became known as Hickam Community Housing (HCH)
- Dec 03 – Initial planned closing date (delays occurred)
- May 04 – Project on hold pending resolution of a protest by an unsuccessful offeror
- Jul 04 – U.S. Court upheld the protest - AF is evaluating the options for the way ahead

What This Means to Residents

- Capehart and Earhart houses to continue under management of Hickam Housing Office
- No change to current maintenance procedures
- Residents continue to maintain all yard areas
- No tenant lease or allotment forms to be required
- All tenant leases and BAH and allotment forms previously signed by residents are on file in the Housing Privatization Office, 15 CES/CERP

What Comes Next

- **Hickam and PACAF will continue to work together to achieve success and completion of privatization of the Capehart and Earhart housing areas (Phase I privatization)**

- **Phase II privatization in planning stages for remainder of base housing areas**

What You Can Do to Stay Informed

- **View privatization status and information on Hickam website from base computer system or accessible at home on:**

http://www2.hickam.af.mil/housing/PrivMH/index.htm

- **Watch Kukini for articles**
- **Check Commander's channel on TV**
- **Contact Housing Privatization Office with any questions: 448-3965**

Housing MILCON Projects

- **FY02 MILCON**
  - **Build 80 new units (6 at Bellows)**
  - **Current status 45%**
  - **Estimated completion date: Mar 05**

- **FY03 MILCON**
  - **Build 84 new units**
  - **Current status 3%**
  - **Estimated completion date: Aug 05**

Other Base Projects

- **HQ PACAF (1102) and Base Ops (2050) Parking Lots**
  - **Current status 98%**
  - **Estimated completion date: 6 Aug 04**
- **Atterbury Circle**
  - **Estimated start of construction: 9 Aug 04**
  - **Estimated completion date: Dec 04**
- **C-17 project construction status**

QUESTIONS?????